

Westchester Village Project
8740 La Tijera Boulevard
Westchester, CA 90045

General Plan: C2

Zoning: R4

150 units of multifamily homes allowable per zoning
136 institutional quality multifamily home units requested

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Prepared by:

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136 units

LOT AREA 56000 SF ± = 1.29 AC
DENSITY 136 UNITS 116 DU/AC
UNIT MIX S -- 24 UNITS @ 500 SF - 18 %
1BR - 83 UNITS @ 700 SF - 61 %
2BR - 29 UNITS @ 1000 SF - 21 %
136 UNITS TOTAL

R4 DENSITY @ 108 DU/AC = 140 UNITS

KITTYHAWK

LA JOLLA BOULEVARD

4-5 STORY

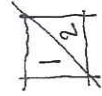
APARTMENT BUILDING

30 units/floor
Interior 5th Floor Eliminated (14 units)

SEPULVEDA EXPRESSWAY

0 20 40 60 80 100
JAN 16/13
N
1"=40'-0"

Institutional Development
Advisors ("IDA")



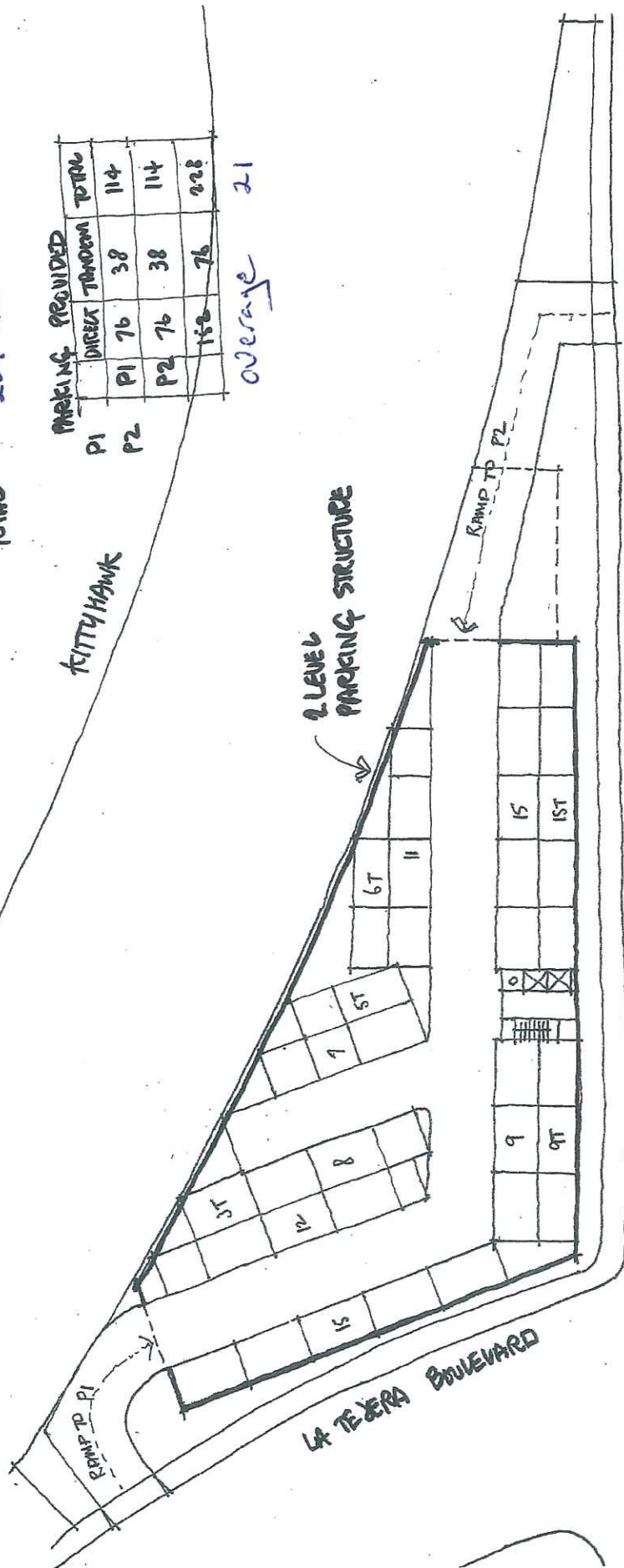
136 units

PARKING REQUIRED
 24 STUROS (1:1) 24 STUROS
 83 1BR (1.5:1) 125 STUROS
 29 2BR (2.0:1) 58 STUROS
TOTAL 207 STUROS

MAKING PROVIDED

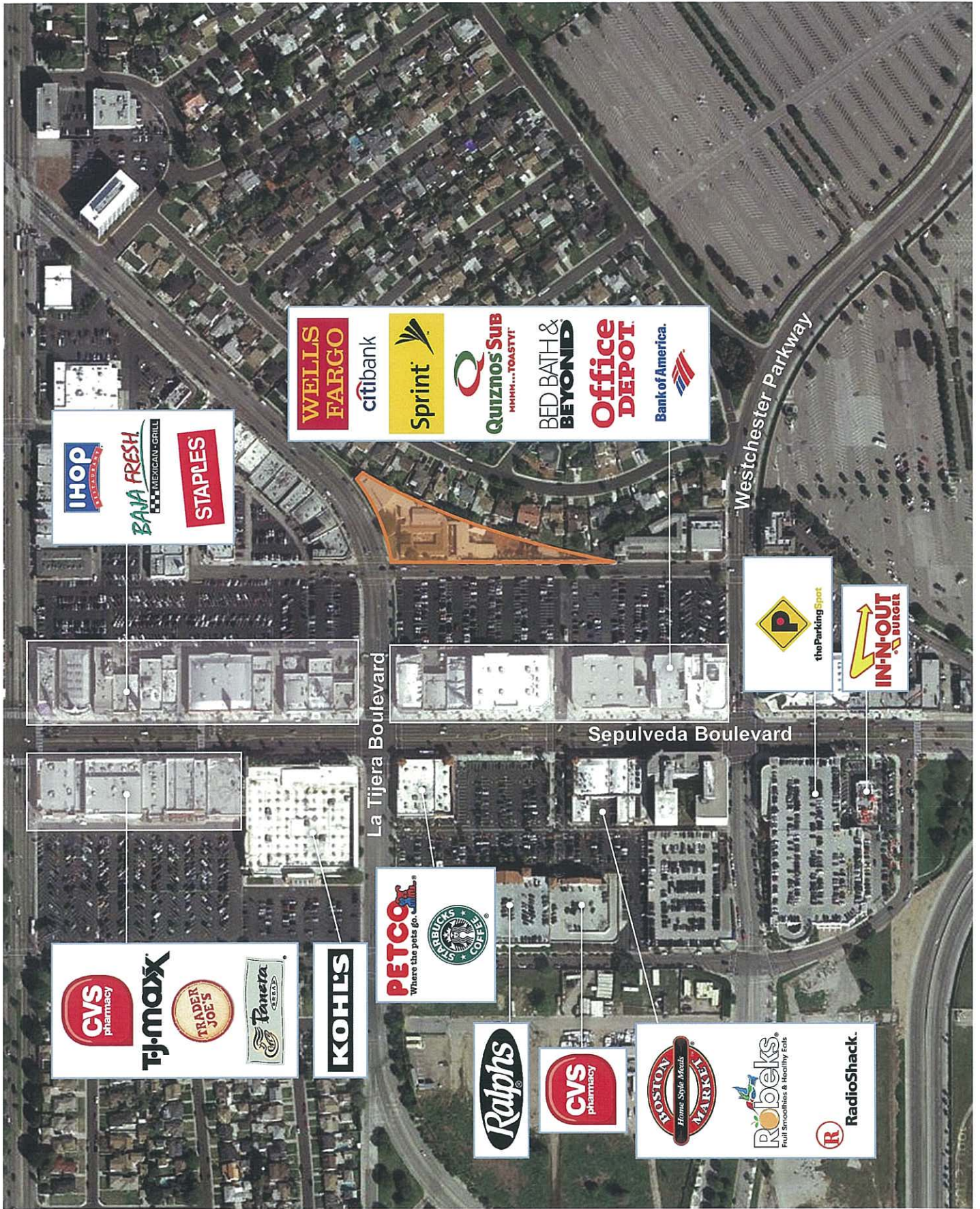
	P1	DIRECT	TANDUM	TOTAL
P1	P1	76	38	114
P2	P2	76	38	114
		152	76	228

average 21



0 20 40 60 80
 N
 1" = 40'-0"
 JAN 16/13

2/2



CVS pharmacy

T.J. maxx

TRADER JOE'S

Panera BREAD

KOHL'S

PETCO

Where the pets go.

STARBUCKS COFFEE

Ralphs

CVS pharmacy

BOSTON MARKET

Home Style Meats

Robeks

Fruit Smoothies & Healthy Eats

RadioShack

IHop

Baja FRESH MEXICAN GRILL

STAPLES

WELLS FARGO

citibank

Sprint

Quiznos SUB

HHMM...TOASTY!

BED BATH & BEYOND

Office DEPOT

Bank of America

the Parking Spot

IN-N-OUT BURGER

La Tijera Boulevard

Sepulveda Boulevard

Westchester Parkway